

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 13, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	12-DR-2004#2 and 6-PP-2004#2 Boulders Villas		
LOCATION	Northeast corner of North Scottsdale Road and East Westland Road		
REQUEST	Request reapproval of a preliminary plat, site plan, landscaping, elevations, and entry walls for a 38-unit live/work development.		
OWNER	Todd Weber Maracay Homes 480-970-6000	ENGINEER	Loren Dame Kimley Horne & Associates 602-216-1291
ARCHITECT/ DESIGNER	Jill Sinclair Bloodgood Sharp Buster 480-663-2100	APPLICANT/ COORDINATOR	Joe Young LVA Urban Design Studio 480-994-0994
BACKGROUND	<p>Zoning. The site is zoned C-2 PCD ESL (Central Business District, Planned Community District, Environmentally Sensitive Lands) on the north portion and PNC PCD ESL (Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands) on the south portion. The Boulders master zoning case 5-ZN-92 allows 1.32 units per acre on the north parcel and 2.8 units per acre on the south parcel. The uses allowed by these districts include office and retail commercial uses as well as buildings with residential and commercial uses combined.</p> <p>Context. This subdivision is located at the northeast corner of North Scottsdale Road and East Westland Drive within the Boulders Master Planned Community and is known as the Boulders Commercial Parcels.</p> <p>Adjoining uses:</p> <ul style="list-style-type: none">• North: El Pedregal commercial/arts center and Russ Lyon real estate office zoned C-2 PCD ESL (Central Business District, Planned Community District, Environmentally Sensitive Lands).• West: El Pedregal commercial/arts center and Medical Office Center Zoned C-2 PCD ESL (Central Business District, Planned Community District, Environmentally Sensitive Lands) and the Terravita Master Planned Community zoned R1-10 ESL (Single-family residential, 10,000 square feet per lot, Environmentally Sensitive Lands).• East: The Boulders Greythorn residential and Boulders Parkway zoned R-4 PCD ESL (Townhouse Residential, Planned Community District, Environmentally Sensitive Lands) and the		

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8th fairway of the Boulders Golf Course zoned O-S PCD ESL (Open Space, Planned Community District, Environmentally Sensitive Lands), and unimproved land planned for a Boulders maintenance facility zoned PNC PCD ESL (Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands).

- South: Unimproved land planned for a Boulders maintenance facility zoned PNC PCD ESL (Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands), and Westland Carefree Office Center zoned S-R ESL HD (Service Residential, Environmentally Sensitive Lands, Hillside District).

APPLICANT'S
PROPOSAL

Applicant's Request.

This request is for a modification of the original 2004 approval for the site, including site plan, preliminary plat, landscape plan, and elevations. The proposed development consists of 38 lots designed as a live/work community. In addition to the individual lots, there are several open space tracts, private streets, and an office support facility. Several changes have been made to the design including number of buildings/units, building design, and street layout.

The main difference between the previous approval and this application is the architectural style. The applicant is now proposing a combination of Spanish Colonial, pseudo-Tuscan, and California Bungalow architecture. The previous approval was for a southwestern pueblo style with rounded corners, stepped parapet rooflines, and recessed/punched windows. Attached are the previously approved drawings for comparison to this proposal.

Development Information:

- Existing Use: Undeveloped land
- Proposed Use: Live/work development with office support facility
- Parcel Size: 16.5 acres gross
- Building Size: Live/ work units range from 3,352 to 4,545 square feet
- Building Height Allowed: 22-feet above finished floor, 30-feet above natural grade
- Building Height Proposed: 22-feet above finished grade
- Parking Required: 158 total parking spaces required distributed as follows: 2 parking spaces for each residence, 2 parking spaces for each office, and 6 spaces for the office support facility
- Parking Provided: 164 total parking spaces distributed as follows: 2 parking spaces for each residence, 2 parking spaces for each office and 12 parking spaces for the office support facility
- Open Space Required: 4.12 acres of NAOS (25% of site)

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- Open Space Provided: 4.17 acres of NAOS (25.2% of site)
- Density Allowed: 48 dwelling units as approved by the Boulders Master Plan
- Density Allowed: 8 dwelling units on the north parcel and 40 units on the south parcel resulting in 2.9 units per acre
- Density Provided: 8 dwelling units on the north parcel and 30 units on the south parcel resulting in 2.3 units per acre

Site Design/Preliminary Plat

The overall site design provides private gated streets with direct access from Westland Road and indirect access to Scottsdale Road through the internal commercial drive network of the Boulders Commercial development. Three cul-de-sac streets are proposed which extend off of one local street. Path and trail circulation is provided along Scottsdale Road and Westland Road. The internal pedestrian routes connect to that path and trail system and provide for future linkages to the commercial center to the north and northwest.

The proposed lot sizes average 8,860 square feet and range from 6,639 to 19,824 square feet. The minimum mid-block lot width is 47-feet and flag lots are proposed with minimum lot width of 20 feet. The office support tract contains 27,878 square feet.

Four building types are provided with combined office/dwelling floor plans. Units are generally 2 bedrooms with 2 car front and side garages. Office/dwelling floor areas range from 220 to 570 square feet and are situated at the front of the buildings allowing direct entry from driveway parking stalls located on each lot. Buildings are required to setback 18-feet from street improvements for parking where front entry garages are utilized. Each unit contains a central courtyard near the office spaces, and separate patio for the living space.

The office support facility is located centrally to the development and contains a kitchen, office, restrooms, dining ramada, open ramada, recreation area, a patio and pool. The office support facility includes its own parking lot.

Landscape Plan

Landscaping is located throughout the project and consists of desert low water use plants including Desert Ironwood, Blue Palo Verde, Mesquite and Desert Willow plus desert shrubs and groundcover. Turf is proposed in the activity area behind walls at the office support facility. View fences and lot walls are placed along lot lines and adjacent to the west side of the internal street. Rustic steel swing project entry gates are symmetrical and each side of the gate system slopes to the center opening. A decorative pattern consisting of 3 boulder forms provides an identity signature on the outer edge of each gate panel. Columns on the sides of the entry drives and supporting the gates are composed of a concrete masonry unit with stone veneer and a pre-cast concrete cap. A pedestrian gate that matches the vehicular gates is provided at each entry. The wall system is designed to follow the topography with vertical variation, including rounded edges. The wall is sand finish stucco on concrete masonry unit with its color to

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match the existing Boulders Resort walls.

Elevations

The applicant proposes a “Spanish Colonial” and “Ranch Hacienda” architectural style with a total of 4 variations of each building type. Varied height pitched roofs, wood headers, lintels and garage and main entry doors are provided on each unit. Windows are varied in size and location. Chimneys contain caps with decorative tile and arched accents.

The office support facility style is similar to the live/work units with stucco finished and stone veneer walls, pitched roof with concrete tiles, varied windows, wood beam headers, and wrought iron details.

Materials and Colors

The color and material palette is proposed with 6 color combinations for the individual office/dwelling buildings. The office support facility color scheme closely matches the office/dwelling building color scheme #4 below.

Color scheme #1 includes a gray/brown barrel “s” concrete roof tile by Hanson “Cocoamo Gray” R544; walls of a light brown stucco mass by Frazee “Sweetwood” 8744D (LRV - 32); a tan stucco accent on the window popouts and garage door all by Frazee “Kayak Brown” 8745A (LRV - 18); a darker tan color on the entry doors, fascia, and rough sawn wood; a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5); and stone, on the Ranch Hacienda elevation only, of dark browns/tans/orange colors with a granite-look on selected stones by Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The Ranch Hacienda elevation has chimney tops accented with flat clay tile while the Spanish Colonial elevation has chimney tops accented with a “Bishop’s Arch” metal painted chimney cap color to match the building body color.

Color scheme #2 includes a gray/brown barrel “s” concrete roof tile by Hanson “Cocoamo Gray” R544; walls of a brown stucco mass by Frazee “Lava Rock” 8764M (LRV - 35); a charcoal color on the entry doors, window popouts, fascia, and painted rough sawn wood “Blackmar” 8536N (LRV - 8); stucco accent and garage door all by Frazee “Kayak Brown” 8745A (LRV - 18); wrought iron accents by a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5); and stone, on the Ranch Hacienda elevation only, of dark browns/tans/orange colors with a granite-look on selected stones by Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The Ranch Hacienda elevation has chimney tops accented with flat clay tile while the Spanish Colonial elevation has chimney tops accented with a “Bishop’s Arch” metal painted chimney cap color to match the building body color.

Color scheme #3 includes a brown/rust barrel “s” concrete roof tile by Hanson “San Marcos Blend” R567; a brown stucco mass by Frazee “Jamocha” 8255D (LRV - 25); a tan stucco accent on the entry doors, window popouts, fascia, and painted rough sawn wood and garage door all by Frazee “Sweet Earth” 8256N (LRV - 15); wrought iron accents by a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5); and stone, on the Ranch

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Hacienda elevation only, of dark browns/tans/orange colors with a granite-look on selected stones by Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The Ranch Hacienda elevation has chimney tops accented with flat clay tile while the Spanish Colonial elevation has chimney tops accented with a “Bishop’s Arch” metal painted chimney cap color to match the building body color.

Color scheme #4 includes a brown/rust barrel “s” concrete roof tile by Hanson “San Marcos Blend” R567; a light brown stucco mass by Frazee “Falling Leaf” 8245D (LRV - 28); a tan stucco accent on the entry doors, window popouts, fascia, and painted rough sawn wood and garage door all by Frazee “Monks Hood” 8285A (LRV - 18); wrought iron accents by a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5); and stone, on the Ranch Hacienda elevation only, of dark browns/tans/orange colors with a granite-look on selected stones by Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The Ranch Hacienda elevation has chimney tops accented with flat clay tile while the Spanish Colonial elevation has chimney tops accented with a “Bishop’s Arch” metal painted chimney cap color to match the building body color.

Color scheme #5 is comprised of a brown/rust barrel “s” concrete roof tile by Hanson “San Marcos Blend” R567; a brown stucco mass by Frazee “Jamocha” 8255D (LRV - 25); a tan stucco accent on the entry doors, window popouts, fascia, and painted rough sawn wood and garage door all by Frazee “Cordwood” 8756N (LRV - 9); wrought iron accents by a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5); and stone, on the Ranch Hacienda elevation only, of dark browns/tans/orange colors with a granite-look on selected stones by Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The Ranch Hacienda elevation has chimney tops accented with flat clay tile while the Spanish Colonial elevation has chimney tops accented with a “Bishop’s Arch” metal painted chimney cap color to match the building body color.

Color scheme #6 is comprised of a gray/brown barrel “s” concrete roof tile by Hanson “Cocoamo Gray” R544, a light brown stucco mass by Frazee “Sweetwood” 8744D (LRV – 32); a tan stucco accent on the entry doors, window popouts, fascia, and painted rough sawn wood and garage door all by Frazee “Copper Nail” 8295D (LRV - 21); wrought iron accents by a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5); and stone, on the Ranch Hacienda elevation only, of dark browns/tans/orange colors with a granite-look on selected stones by Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The Ranch Hacienda elevation has chimney tops accented with flat clay tile while the Spanish Colonial elevation has chimney tops accented with a “Bishop’s Arch” metal painted chimney cap color to match the building body color.

The office/support facility has its own color and material scheme drawing from the Color scheme #4 above and applied in the following manner. The roof consists of a brown/rust barrel “s” concrete roof tile by Hanson “San Marcos Blend” R567. There are two main entries that are wrapped in stone veneer of dark browns/tans/orange colors with a granite-look on selected stones by

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Cultured Stone Villa di Lago Dressed Fieldstone CSV 368192 with rough ½- to ¾ -inch mortar joints. The stucco planes of the exterior walls are light brown by Frazee “Falling Leaf” 8245D (LRV - 28). The wrought iron view fence and breezeway openings are by a custom wrought iron artisan “Black Deco” with a matt finish Frazee AC141N (LRV - 5). The fascia and stucco accents and painted rough sawn wood are by Frazee “Monks Hood” 8285A (LRV – 18). The tops of the chimneys are accented with flat clay tile.

Site Walls.

The site wall is a sand finish stucco with a light brown color by Frazee “Falling Leaf” 8284D (LRV – 28).

ARCHITECTURAL
DESIGN
DISCUSSION

This property is part of the Boulders Master Planned Community that is notable for its commercial center that was initially approved for development in 1987 for the specialty retail building at the north, known as El Pedregal. This building has an architectural character based on Sub-Saharan indigenous building forms and details and this character has often been mistaken with the Southwest American Pueblo/Sante Fe architectural style. The buildings have large and massive walls with smooth stucco/plaster walls that form uneven and irregular shapes including narrow deeply recessed windows, buttress walls, and wood insets. When approved, the El Pedregal project continued much of the character established with the Boulders Resort main building. The other existing office buildings in this commercial center have continued the forms and style of the specialty retail building. The Boulders residential architectural style, and that of the nearby residential and commercial development, is generally Pueblo and Santa Fe Territorial.

The buildings and proposed site features (with the exception of the entry monument) are a departure from both the El Pedregal and surrounding development. The proposed architectural style tends to be a combination of Spanish Colonial, pseudo-Tuscan, and California Bungalow. The level of quality of the product appears above average, although the proposal does not support the long established style of the adjacent Boulders commercial development of which these properties are a part. The other surrounding context includes residential and office development with buildings finished in stucco with both flat and pitched tiled roofs. These other context properties are separated by streets and have somewhat less contextual style relationship strength.

IMPACT ANALYSIS

Traffic.

The residential component of the live work units is anticipated to generate about 380 vehicle trips per day. This is broken down into about 317 vehicle trips per day utilizing the Westland Drive access and 63 vehicle trips per day using the Boulders Commercial area access road onto Scottsdale Road. The commercial/office component could generate about 158 additional daily trips. The site’s Westland Road access, aligns with the access to the commercial project to the south in Winfield, and contains a full median break onto Westland Road. The Boulders Commercial area access road also contains a full medial break onto Scottsdale Road. The intersection of Westland Road and Scottsdale Road is signalized.

Parking.

Each live work unit contains a double car garage and an ADA compliant parking space will also be provided at the front of each garage, with an accessible route to the office and residence. In addition, 12 other off street parking spaces are provided on the site, near the office support facility. Overall, a total of 164 parking spaces are provided and 158 are required.

Water/Sewer.

Water and sewer lines will be extended into the site from Westland Road for the southern portion of the property, and from the Boulders Commercial access road for the northern portion. Water is provided by the City of Scottsdale and the Boulders Carefree Sewer Corp. provides sewer. The existing water and sewer facilities have sufficient capacity to accommodate this area.

Police/Fire.

The police and fire department have received the plat plan and approved the design, which is in conformance with access and turning requirements for emergency vehicle and apparatus circulation on the site. The private entry gates will contain Knox Box access control.

Schools.

Cave Creek Unified School District has been notified of this application. The District indicated that the proposed 38-live/work units should have no significant impact on the school district.

Open Space/Scenic Corridors.

A 75-foot wide average, 50-foot minimum width Scenic Corridor is provided adjacent to Scottsdale Road and will be dedicated as Natural Area Open Space. The Scenic Corridor is to be modified to reflect the actual alignment of Scottsdale Road. A 50-foot wide buffer is provided adjacent to Westland Road and a 30-foot wide buffer is provided along the east side of the property, adjacent to Boulders Parkway and the Greythorn residential area.

A 197 CFS wash crosses the southern portion of the site from east to west and is contained in a drainage easement. A second larger wash (1,996 CFS) is located along the north side of the southern parcel and is contained within a drainage easement and vista corridor easement. A third wash (7 CFS) and open space area is situated at the extreme north end of the property. Overall a minimum of 4.17 acres of open space is provided while 4.12 acres of open space is required.

Community Involvement.

Extensive citizen involvement has occurred with the Boulders Homeowners Association, especially with the 2003 application to approve the site plan for this property. At that time, concerns by citizens related to design, buffering, building heights, walls and landscaping were addressed. The applicant has completed additional citizen involvement with this application. The neighbors have indicated support of the proposed revisions.

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**OTHER BOARDS AND
COMMISSIONS**

- Case 5-ZN-1992#3 approved the site plan and density for this proposed live/work project in December 2003.
- Cases 6-PP-2004 and 12-DR-2004 provided preliminary plat and elevations approval for 48 lots being a minimum 5,500 square feet and containing single story work /live units and office support center in May 2004.

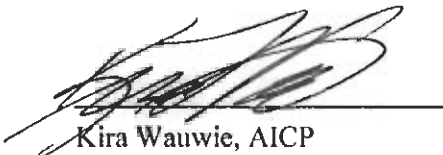
**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY



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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Preliminary Plan
5. Landscape Plan
6. Walls and Gates
7. Elevations
8. Previously Approved Site Plan
9. Previously Approved Elevations
- A. Fire Ordinance Requirements for 12-DR/2004#2/6-PP-2004#2
- B. Stipulations/Zoning Ordinance Requirements for 6-PP-2004#2
- C. Stipulations/Zoning Ordinance Requirements for 12-DR-2004#2

Boulders Villas

PROJECT NARRATIVE

LOCATION AND CONTEXT:

The Boulders Resort and Golf Community is one of Scottsdale's oldest and most respected master-planned mixed-use communities. The latest revision to the Development Master Plan was case 5-ZN-92, which set residential densities and provided for commercial areas along Scottsdale Road known as the "Boulders Commercial Parcels." These parcels are roughly 25% developed, with the unique El Pedregal retail/arts center, Desert Foothills Medical Center, and a real estate office. South of Westland Road on Scottsdale Road (in what is now the Winfield Community) the Westland Carefree Office Center has been approved and is currently nearing completion.

The Development Master Plan case 5-ZN-92 established two zoning categories for Boulders Commercial Parcels:

- PNC (Planned Neighborhood Center) on Parcel A, about 12.75 acres, allowing a variety of commercial uses and up to 4 dwelling units per gross acre, and
- C-2 (Central Business District, Parcel B), originally 22 acres and now including El Pedregal, the medical center and the real-estate office, allowing a variety of commercial uses and up to 49 dwelling units by stipulation in 5-ZN-92. The current portion of this zoning area developed with this project is approximately 3.8 acres.
- Total gross site area of two zoning categories developed with this project is 16.55 Acres.

The Site Plan for Boulders Villas (Case 5-ZN-1992#3, December 2003), was supported by the Boulders HOA and was approved by the Planning Commission and City Council. That case contains stipulations that apply to this Development Review. This action was preceded by a full citizen involvement program and extensive contact with the Boulders Homeowners Association.

Note that a concurrent Preliminary Plat application is being submitted for the plat-related aspects of Boulders Villas.

Approval for the "live/work" Boulders Villas project recognized that this type of use better serves the Boulders setting, greatly reduces traffic volumes, lowers building heights from what is allowed for commercial structures, reduces adverse visual impacts, and provides a type of use that is uniquely suited to the seasonal or permanent resident who wishes to carry out business activity in a gated, integrated office/home environment.

Part of the PNC requirement includes a provision that the development has orientation to a courtyard that is equal to 1% of the lot area. This can be demonstrated in two ways – by referencing the project as a whole and analyzing the individual work units themselves.

As a whole, 1% of the total site area equals approximately .166 acres or 7,209 s.f.. The Office Support Concierge facility which is centrally located within the project site totals 25,685 s.f., which greatly exceeds the requirement and provides the required courtyard feature. Additionally, if the live work units are analyzed by an on lot basis without the Office Support Concierge as the courtyard, the calculations will show that the courtyard requirement is exceeded again. The floorplans will show that each unit has one or more courtyards ranging in size from 228 square feet to 754 square feet. On the low end (using the smallest floorplan / courtyard combination) the courtyard areas equal 8,664 square feet for the entire site (228 s.f. x 38 lots). Using this more

conservative calculation on the individual courtyard areas, the plans still exceeds the courtyard requirement.

If the calculations are combined, the figures equal approximately 34,349 square feet of courtyard area which exceeds the 7,209 square foot requirement.

The site plan, as approved by City Council, provides ample buffering (30' landscape area) from the residential portion of The Boulders (along Boulders Parkway), along Westland Road, and also provides a wide Scenic Corridor along Scottsdale Road (50' minimum width and 75' average width). The approved site plan meets Boulders Development Plan N.A.O.S. requirements and the requirements of the PNC (Planned Neighborhood Center) and C-2 zoning, and also conforms to stipulations from the original 5-ZN-1992 Master Plan zoning case.

REQUEST:

The applicant is requesting design approval for 38 "live/work" units occupying all of the PNC zone and about 3.8 acres of the C-2 zone, and a clubhouse to be located in the PNC portion.

Note that the planned Nursery Yard lot has been transferred to Wyndham International/Boulders Joint Venture LLC and has been subject to a subsequent Development Review application which has been approved. It is no longer included in this Boulders Villas request.

ARCHITECTURE:

The previously approved architecture and site plan is being modified for a new owner, Maracay Homes.

Maracay Homes will be creating Boulders Villas as an enclave of exclusive architecturally themed Live/Work Villas. In addition to a 3000 square foot Office Support Concierge facility; four distinct Villas will be offered. Each Villa will showcase two historically themed elevation styles.

The architectural themes have been carefully researched for the Boulders Villas, and are intended to blend the architectural diversity of the entire Boulders Character Area, and not just that of the Boulders community alone. As evidenced by photographic research of all adjacent communities; the interplay of sloped and parapet roofs utilizing a wide array of architectural styles can be established beyond just that of the Pueblo/Santa Fe style proliferating the Boulders community. The Boulders Character Area incorporates many highly desirable communities including the Boulders, Sandflower, Terravita, Winfield, Desert Winds, Pinnacle Ranchos, Bellasera, Lone Mountain Vistas and Sincuidados to name just a few.

Boulders Villas will feature Spanish Colonial and Ranch Hacienda styles. Utilizing Arizona historical precedents and the architectural styles demonstrated by adjacent communities within the proposed Boulders Character Area; it has been established that these two styles best articulate the quality and richness of the area. Additionally, it is important to note the rich cultural heritage demonstrated by each style and the influence those cultures have had on all of Arizona and Scottsdale in particular. Each of these styles represents distinct design details utilizing a rich palette of materials, colors and textures. The elements typified by these architectural styles compliment and/or blend seamlessly with the natural beauty of the upper desert as well as the existing styles utilized within the Boulders and other adjacent communities.

Great effort was taken to alternate the roof massing (ridge line) and profile (hip vs. gable) of the various plans so as to create a pleasing non-repetitive streetscape. An intensive study has been conducted of each exterior and interior view of each Villa resulting in a design intent beyond that of four-sided architecture. Ample and highly refined Spanish Colonial and Ranch Hacienda detailing is evident on all sides of each Villa as well as throughout the Boulders Villas enclave.

The live/work units are available in four styles with optional upgrades. Approximately 245 - 337 s.f. of separate-entry office space is provided, with 2156 to 2946 s.f. of living space. Each unit has a double garage and parking for the office use.

Landscape:

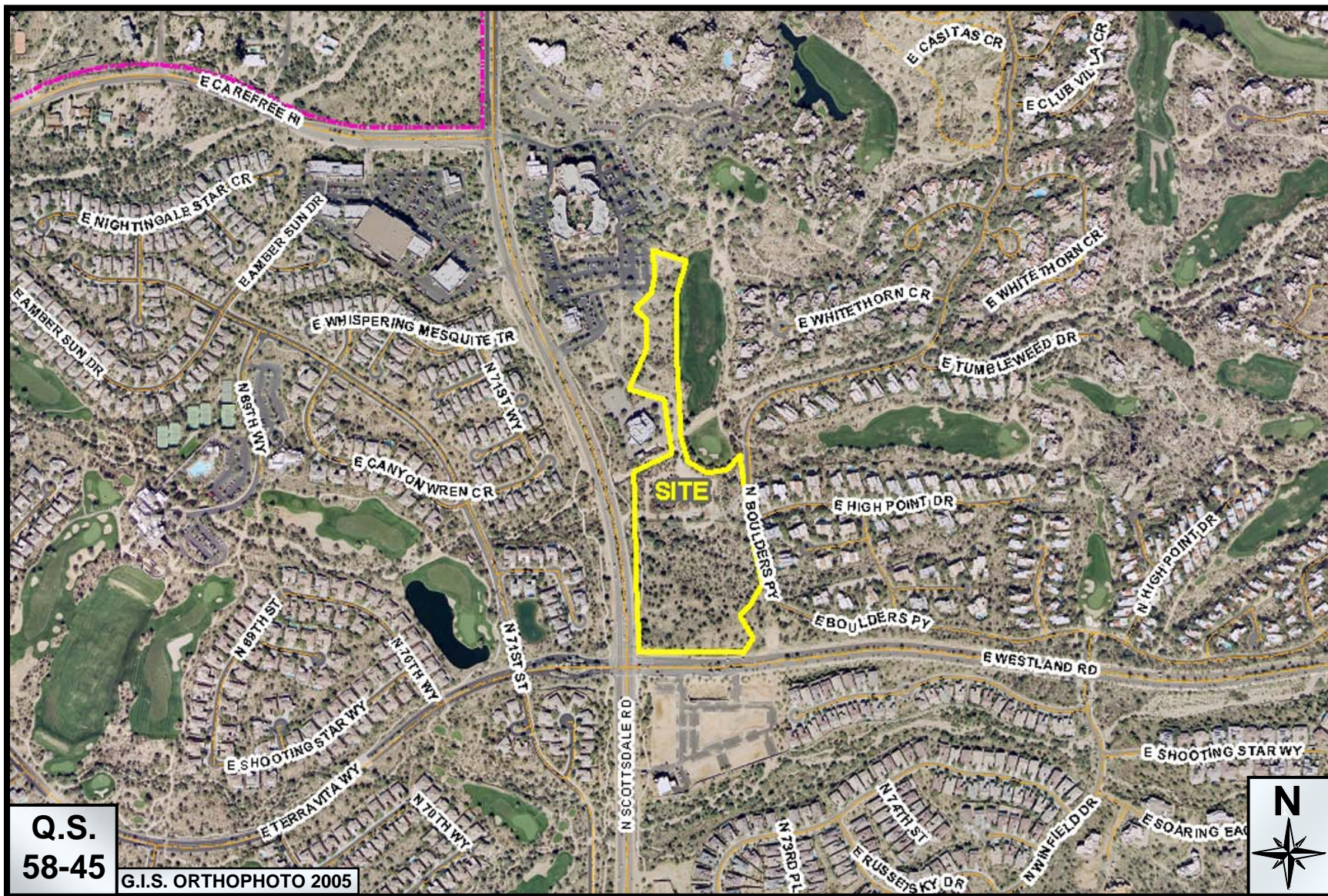
Landscape material consists of native species, in keeping with Boulders landscape character. No lawns are proposed except for the possibility of a small event lawn within the Office Support Concierge facility for business gatherings or outdoor presentations. This area is completely enclosed by courtyard walls and cannot be seen from any public rights of way.

The entry gates and walls use the very similar designs found at the Boulders entries off Westland Road, and all signage will be consistent in style with signage currently in use at The Boulders.

Lighting is low-level comprised exclusively of "Boulders" style full-cut-off bollard lighting; sconce lighting on buildings; and a lighted mailbox/address structure at each unit. Low-voltage landscape lighting is used at the project entries.

Summary:

In summary, this unique "live/work" community will be visually and texturally harmonious with existing Boulders commercial and residential development, and will be an attractive completion of these prominent commercially-zoned parcels.



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ATTACHMENT #2



Q.S.
58-45

G.I.S. ORTHOPHOTO 2005

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ATTACHMENT #2A

NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON ANY VEGEATION BE PLANTED OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY.
4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE OVERHEAD SHUT FOR A TOTAL OF 26 OVERHEADS WITHIN THE ENTIRE SUBDIVISION.
5. THE MASTER HOMEOWNERS ASSOCIATION OF THE BOULDERS INCLUDING ALL PROPERTY OWNERS IN THIS SUBDIVISION, SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, PRIVATE STREETS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPLICABLE PLANS.
6. STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF A MAJOR STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 375'00' ALONG THE RIGHT-OF-WAY LINES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET.
7. ELECTRICAL LINES TO BE INSTALLED PER ARIZONA CORP. COMMISSION GENERAL ORDER U-66.
8. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

LEGAL DESCRIPTION

LOTS 1, 2, 3, AND 4, OF THE BOULDERS COMMERCIAL LOTS, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 413 OF MAPS, PAGE 44.

ENCLOSING THEREON THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 1, OF THE BOULDERS COMMERCIAL LOTS, AS RECORDED IN THE LAST SPLIT MAP AND MAP OF DIVISION RECORDED IN BOOK 413 OF MAPS, PAGE 44 RECORDED OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HERE AS THE WEST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A OLD BEARS CAP IN A MARSHLAND AT THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 00 DEGREES 00 MINUTES 49 SECONDS A DISTANCE OF 2643.87 FEET;

THENCE SOUTH 88 DEGREES 36 MINUTES 01 SECONDS EAST ALONG THE CENTERLINE OF WESTLAND ROAD, A DISTANCE OF 390.44 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 21 DEGREES 53 MINUTES 22 SECONDS EAST, A RADIAL DISTANCE OF 2,860.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTER ANGLE OF 87 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 294.77 FEET;

THENCE NORTH 05 DEGREES 54 MINUTES 21 SECONDS WEST LEAVING SAID CENTERLINE OF WESTLAND ROAD, A DISTANCE OF 55.00 FEET TO A POINT ON NORTH BOUNDARY WAY LINE OF SAID WESTLAND ROAD AND THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED;

THENCE SOUTH 84 DEGREES 01 MINUTES 08 SECONDS WEST ALONG SAID NORTH BOUNDARY WAY LINE OF WESTLAND ROAD, A DISTANCE OF 281.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,819.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE LEAVING SAID NORTH BOUNDARY WAY LINE, THROUGH A CENTRAL ANGLE OF 39 DEGREES 53 MINUTES 54 SECONDS, A DISTANCE OF 361.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES NORTH 04 DEGREES 54 MINUTES 57 SECONDS WEST, A RADIAL DISTANCE OF 10.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE LEAVING SAID NORTH BOUNDARY WAY LINE OF WESTLAND ROAD THROUGH A CENTRAL ANGLE OF 150 DEGREES 44 MINUTES 11 SECONDS, A DISTANCE OF 26.31 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 48 MINUTES 28 SECONDS, A DISTANCE OF 367.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF A RADIAL POINT LIES SOUTH 31 DEGREES 40 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 19.87 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58 DEGREES 31 MINUTES 50 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.37 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 14 SECONDS, A DISTANCE OF 27.00 FEET;

THENCE NORTH 04 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 28.70 FEET TO THE POINT OF CURVE OF NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 04 DEGREES 31 MINUTES 37 SECONDS WEST, A RADIAL DISTANCE OF 25.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 145 DEGREES 41 MINUTES 05 SECONDS, A DISTANCE OF 30.65 FEET;

THENCE NORTH 01 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 29.22 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 45 MINUTES 48 SECONDS, A DISTANCE OF 42.99 FEET;

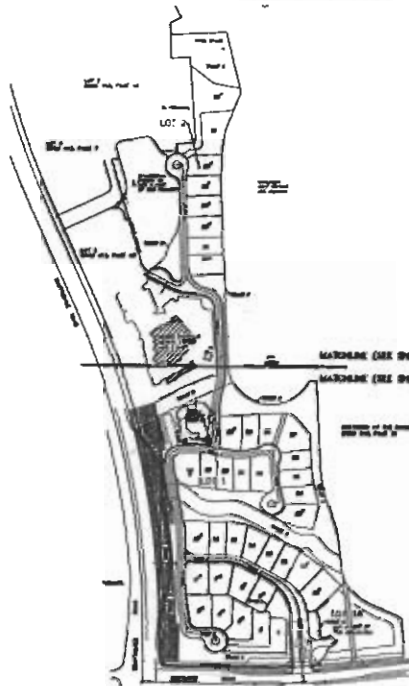
THENCE NORTH 44 DEGREES 11 MINUTES 48 SECONDS EAST, A DISTANCE OF 16.00 FEET TO THE POINT ON THE EAST PROPERTY LINE OF SAID LOT 1 OF THE BOULDERS COMMERCIAL LOTS, ALSO BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 72 DEGREES 50 MINUTES 34 SECONDS EAST, A RADIAL DISTANCE OF 168.74 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST PROPERTY LINE OF LOT 1, THROUGH A CENTRAL ANGLE OF 48 DEGREES 04 MINUTES 02 SECONDS, A DISTANCE OF 144.08 FEET;

THENCE SOUTH 88 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 178.28 FEET;

THENCE SOUTH 05 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 124.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

EXCEPT ALL COAL AND OTHER MINERALS AS REFERRED IN THE PRESENT LOTS 1, 2, 3 AND PART OF LOT 4 IN SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SHEET INDEX MAP

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST AS SHOWN IN BOOK 413, PAGE 44.

SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (Index Date)	FIRM ZONE	BASIC FLOOD ELEVATION (In 4' Zone, See Map)
00002	800	E	7-18-01	X	N/A

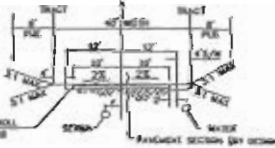
ENGINEER'S CERTIFICATION:
THE LOWEST FLOOD ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISION 2004, CHAPTER 37 - PLANNING AND FLOODPLAIN MANAGEMENT.

PRELIMINARY PLAT FOR BOULDERS VILLAS SCOTTSDALE, AZ

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED DRAINAGE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- PROPOSED SURVEY MONUMENT
- PROPOSED MANHOLE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- BACK OF CURB
- TYPICAL
- PROPOSED LOT NUMBERS
- PROPOSED WAYS (UNDISTURBED)
- PROPOSED WAYS (DISTURBED)



PRIVATE ROADWAY SECTION (INTERIOR ROADWAYS - LOCAL RESIDENTIAL)



VICINITY MAP

OWNER/DEVELOPER

MARICAT HOMES, ARIZONA LLC
15300 NORTH HAYWARD ROAD
SCOTTSDALE, ARIZONA 85254
PHONE: 480-355-1000

ENGINEER

Kimley-Horn & Associates, Inc.
1001 N. 10TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85001
CONTACT: LORREN B. GARDNER
PHONE: 602-998-3000

LAND PLANNER

LVA URBAN DESIGN STUDIOS
ATIN, JAK YOUNG
2002 EAST MAIN STREET
SCOTTSDALE, ARIZONA 85251

UTILITIES

WATER: CITY OF SCOTTSDALE
SEWER: BLACK MOUNTAIN SEWER CORP.
TELEPHONE: QWEST
GAS: BLACK MOUNTAIN GAS
CABLE TV: COM-TELECOM ARIZONA
WIRELESS: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICES CO.

SITE DATA

GRASSY AREA	16.54 AC
NET AREA	16.54 AC
TRACT A	45.00 S.F.
TRACT B	50,418 S.F.
TRACT C	13,300 S.F.
TRACT D	33,875 S.F.
TRACT E	7,876 S.F.
TRACT F	4,708 S.F.
TRACT G	21,808 S.F.
TRACT H	29,588 S.F.
TRACT I	8,514 S.F.
TRACT J	124,508 S.F.
TOTAL LOT AREA	7,771 SQ. FT.
TOTAL LOT CORNER	30'
MAXIMUM LOT AREA	18,824 SQ. FT.
MINIMUM LOT AREA	8,428 SQ. FT.
AVERAGE LOT AREA	9,646 SQ. FT.
GROSS DENSITY	8.61 DU/AC

SETBACK TABLE

FRONT	15' TO FACE OF GARAGE
REAR	N/A
SIDE	N/A

ZONING

C-2 PUD (E), NORTH PORTION
PUD (E) SUD, SOUTH PORTION
S-1 (C-2) PUD
PARCEL 1 (0.06) PLANNED RESIDENTIAL
OPTION
PARCEL 2 (0-10) CENTRAL BUSINESS DISTRICT
SPRING INFORMATION WAS PROVIDED BY THE CITY OF SCOTTSDALE ONE STOP SHOP.

BENCHMARK

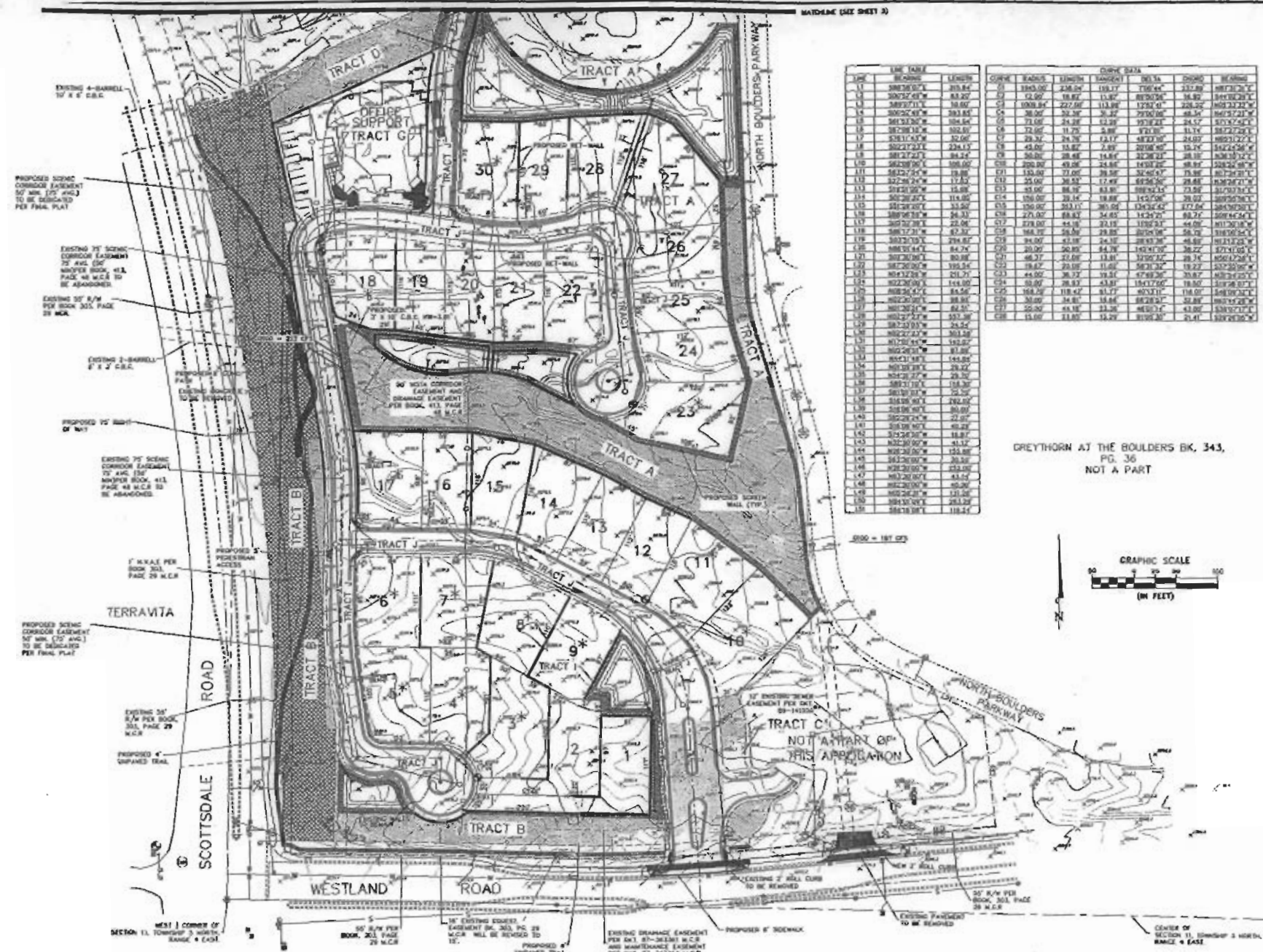
CITY OF SCOTTSDALE BRASS CAP IN HAND
N.E. OF THE INTERSECTION OF WESTLAND ROAD AND SCOTTSDALE ROAD, THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

ELEVATION = 2270.243 NAVD 83
6-08-2004
12-08-2004
5-26-06

Kimley-Horn & Associates, Inc.
1001 N. 10TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85001
CONTACT: LORREN B. GARDNER
PHONE: 602-998-3000

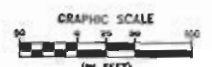
THE VILLAS AT THE BOULDERS
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

PROJECT NO. 00140008
DRAWING NAME: 00000000
1 of 3



LINE	TABLE	LENGTH	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
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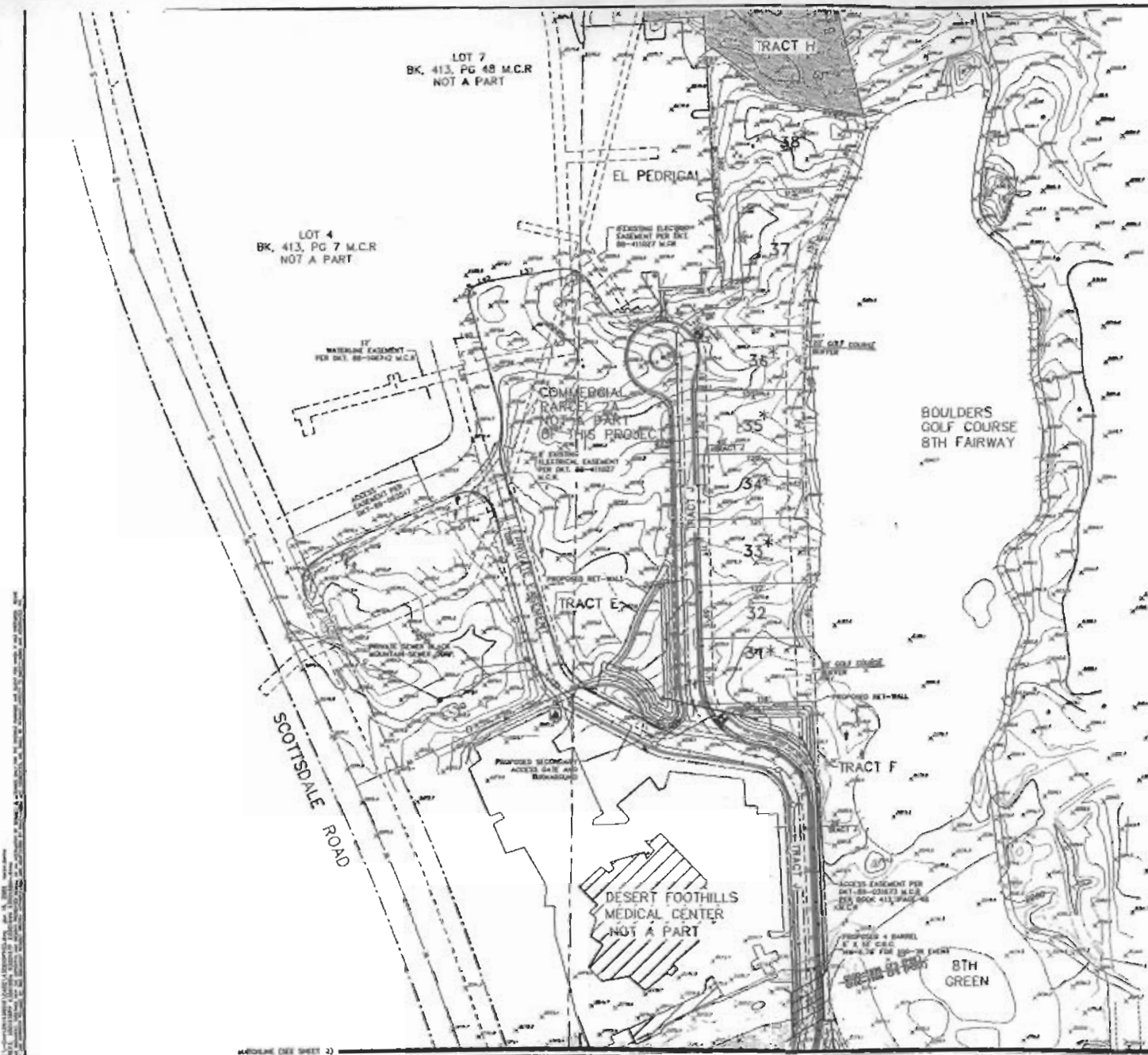
GREYTHORN AT THE BOULDERS BLVD, 343, PG. 36 NOT A PART



Kimley-Horn and Associates, Inc.

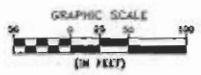
THE VILAS AT THE BOULDERS
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

PROJECT NO. 091001016
DRAWING NAME: 091001016
2 of 3



STATION	ANGLE	LENGTH	BEARING	STATION	ANGLE	LENGTH	BEARING
C1	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C2	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C3	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C4	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C5	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C6	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C7	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C8	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C9	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C10	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C11	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C12	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C13	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C14	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C15	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C16	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C17	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C18	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C19	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C20	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C21	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C22	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C23	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C24	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C25	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C26	113.17	138.44	105.00	105.00	113.17	138.44	105.00
C27	105.00	138.44	113.17	105.00	113.17	138.44	105.00
C28	113.17	138.44	105.00	105.00	113.17	138.44	105.00

LINE	STATION	LENGTH	BEARING
1	105.00	138.44	113.17
2	113.17	138.44	105.00
3	105.00	138.44	113.17
4	113.17	138.44	105.00
5	105.00	138.44	113.17
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45	105.00	138.44	113.17
46	113.17	138.44	105.00
47	105.00	138.44	113.17
48	113.17	138.44	105.00
49	105.00	138.44	113.17
50	113.17	138.44	105.00



THE VILLAS AT THE BOULDERS
PRELIMINARY PLAT
SCOTTSDALE, ARIZONA

Kimley-Horn
and Associates, Inc.

SCALE 1/4" = 10' HORIZ
SCALE 1/8" = 10' VERT
DRAWN BY: JAL
CHECKED BY: JAL
DATE: APRIL, 2005

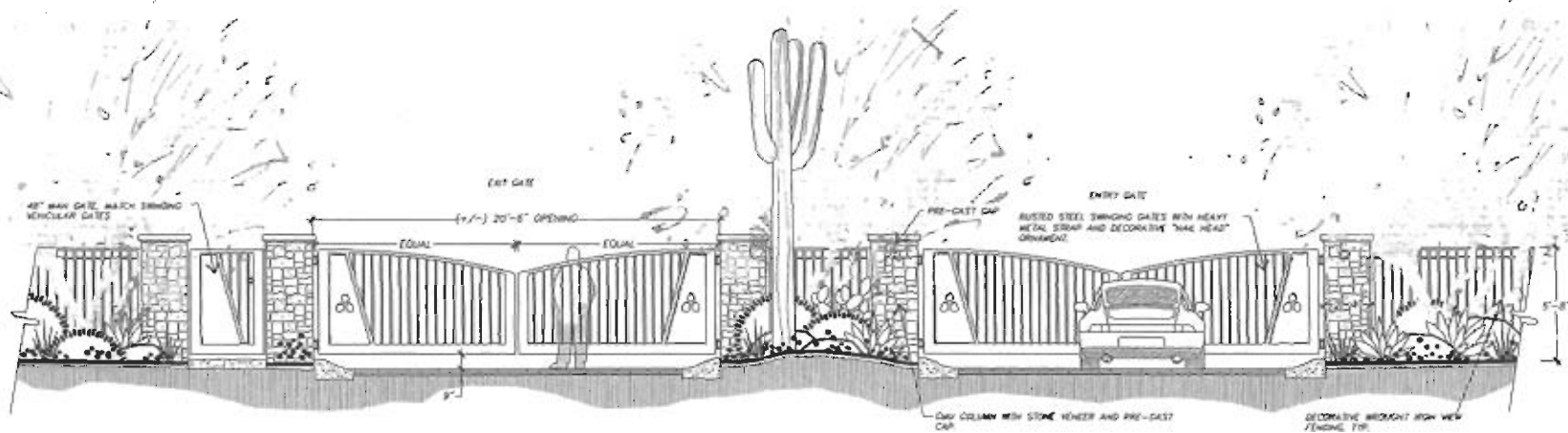
PROJECT NO.
001-1-1000
DRAWING NO.
4-001-1000-1
3 OF 3

TEJASAVATA

12-DR-2004#
REV: 05/26/2

2. 0.001

ATTACHMENT #5



ENTRY GATES

SCALE: 3/8" = 1'-0"

Maracay Homes

LVA
Urban Design
Studio L.L.C.

Master Planning, Community,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
1622 East Main Street
Boulder, Colorado 80501
Phone: 303.440.0044
Fax: 303.440.1531
www.lva-studio.com

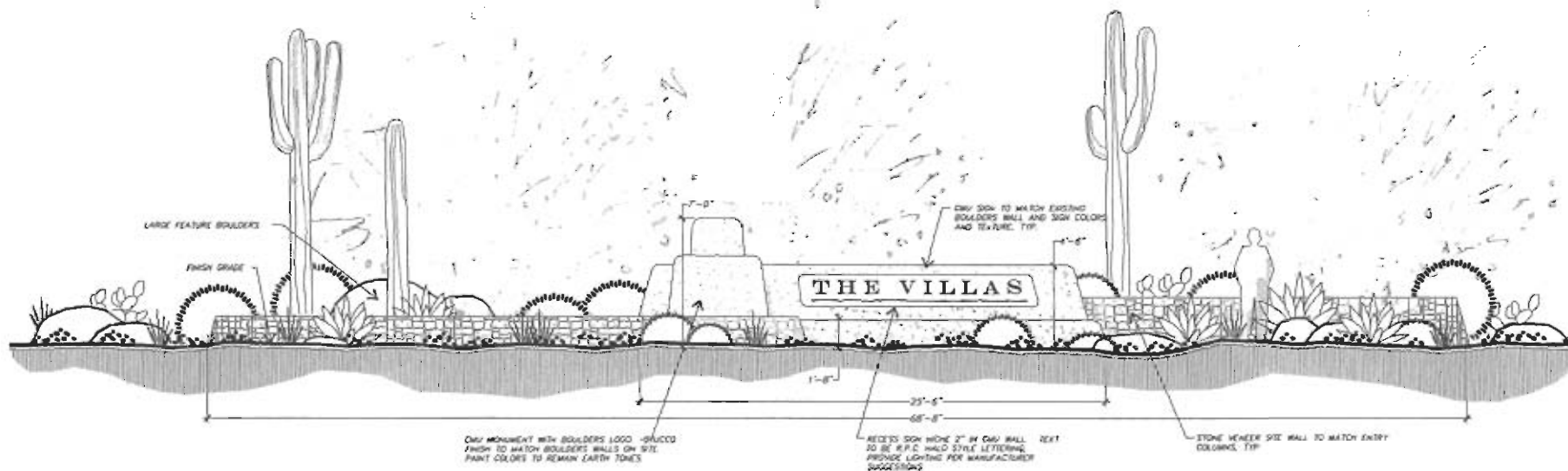
THE VILLAS

at THE BOULDERS

12-DR-2004#2

10/10/05

Date:
7-8-05
Job No.:
0535
Drawn:
JMF
Revised:



MONUMENT SIGN

SCALE: 3/8" = 1'-0"

Maracay Homes

LVA
Urban Design
Studio L.L.C.

Master Planned Communities, Land Planning,
Site Planning & Design
Environmental Analysis &
Landscape Design
7502 East Main Street
Scottsdale, Arizona 85261
Phone: (480) 344-1111
Fax: (480) 344-1112
www.lva-design.com

THE VILLAS

at THE BOULDERS

Date:
7-8-05
Job No.:
0535
Drawn:
JMY
Revised:

12-DR-2004#2

10/10/05



FRONT ELEVATION



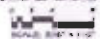
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



CONCEPT ELEVATIONS

Maracay Homes

flex design

Architect and Planner, Inc.

Bloodgood Sharp Ruster

05/08/2010 04.21.00

PLAN 1

SPANISH COLONIAL

BOULDERS VILLAS

SCOTTSDALE, ARIZONA



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

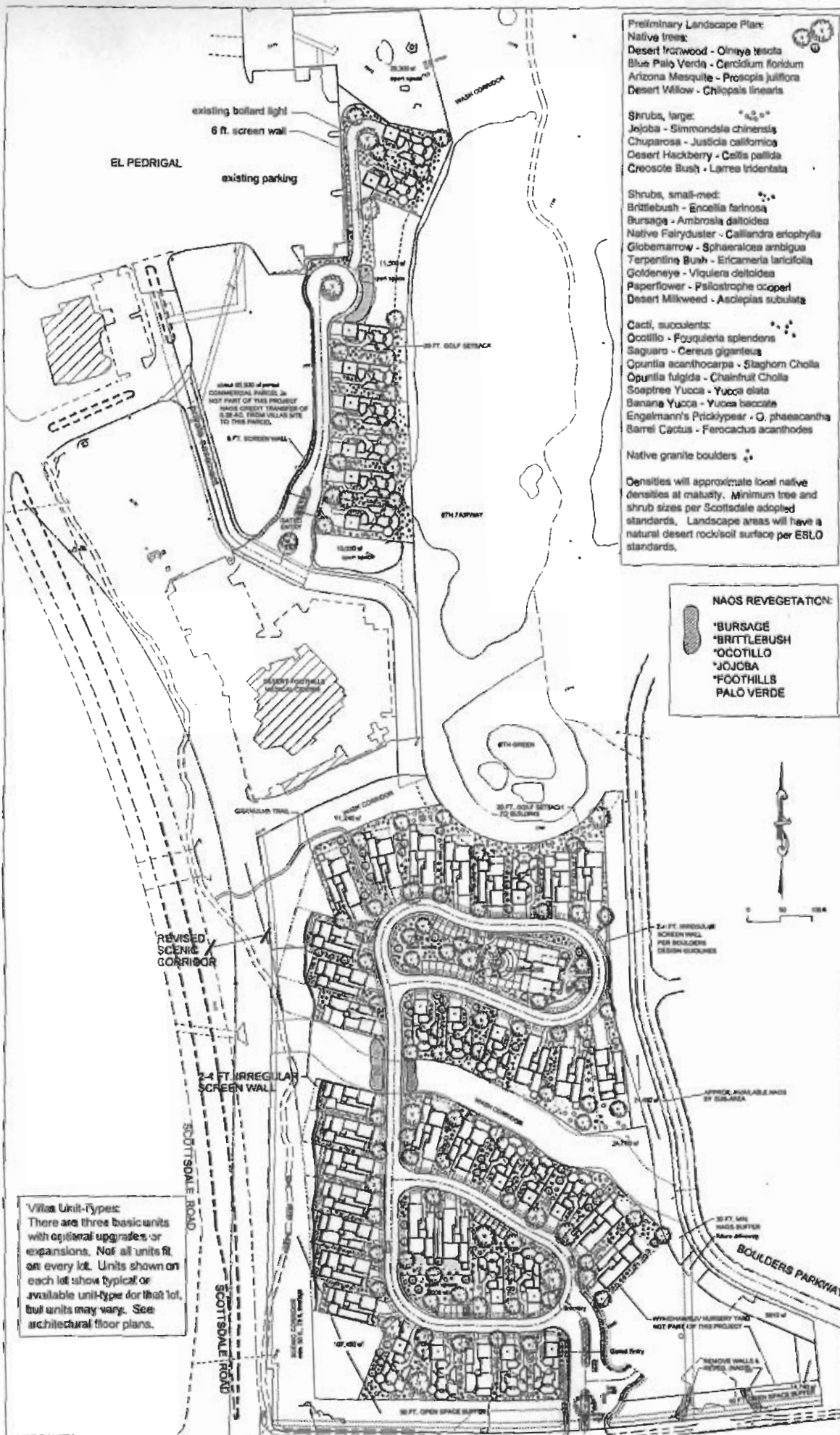
OFFICE SUPPORT CONCIERGE

Maracay Homes
flex design

Blodgett Sharp Buster

05.08.06
04.27.08

BOULDERS VILLAS
SCOTTSDALE, ARIZONA



Boulders Villas offers a unique, gated office/residential setting for seasonal or year-round business/residential use. The combines a residential villa with a separate-entry office space. The Clubhouse offers in addition to recreational amenities a meeting room business support facilities.

Site Plan Data:
 Zoning: C-2 PCD ESL, north portion; F PCD ESL south portion.
 Zoning Case: All adjacent property: 5-2 (Boulders Master Development Plan).
 Plan Approval for Villas: 5-ZN-92#3 (12

Approx. gross floor areas:
 Live/work units:
 Residence: 1319 to 2037 s.f.
 Office: 251 to 325 s.f.
 Garage: 531 to 582 s.f.
 Patio: 306 to 457 s.f.
 Clubhouse: 2,361 s.f.

Parcel size: PNC (south unit) 14.1 acres
 DMP: C-2 (north unit) 4 acres.
 Residential Units: 48 (8 north, 41 south)
 Residential Density: 2.7 DU/AC
 Parking required: 2 per residential unit, 1 office unit; Clubhouse 11 spaces; See sketch submitted to show how ADA space are accommodated. Total 155 spaces required.
 Building Height: 30' allowed per 5-ZN-19t natural grade, 22'-4" provided above FFL, one story.

Open space required is exceeded by N.A. required (25% of site per DMP), 18.1 Ac. > 14.1 Ac.
 50% of open space required is provided in peripheral buffers and Scenic Corridor. Sites do not abut single family districts (separated by roadway from residential or adjacent to C-2 zoned land).

PNC property size was created in 5-ZN-92, and is segmented into 2 sub-parcels approximately 5.6 acres and 8.5 acres.

Roadway widths: 23' pavement with 18" roll-curb adjacent to parking. 20' pavement with 18" roll-curb if parking not adjacent. Parking stalls 10' x 18' typical

See architectural plans and elevations.

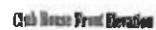
The commercial parcels are not subject to Boulders design guidelines and are governed by separate CC&Rs, but walls, site features and parking will conform to the "Boulders Character" by using organic shapes, muted earth-tone colors, and low-key signage. "Boulders" bollard lights and lighted mailbox/address structures at each unit are used, with 12V landscape lighting at entries and remote signs. See separate lighting exhibit and photometrics.

April 14, 2004
 12-DR-2004

PREVIOUSLY APPROVED SITE PLAN

LVA Urban Design Studio LLC
 Architect: Douglas Fredrickson Architects
 Civil Engineer: SKG Enterprises

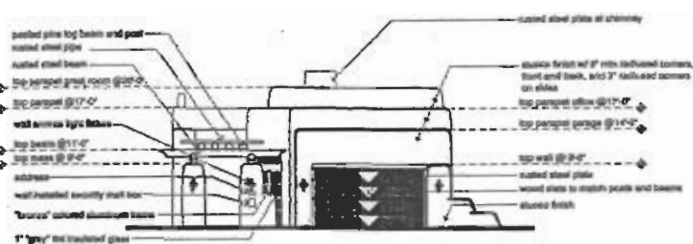
Boulders
 Villas
 Luxury Live/Work
 Office/Residential
 ATTACHMENT #8



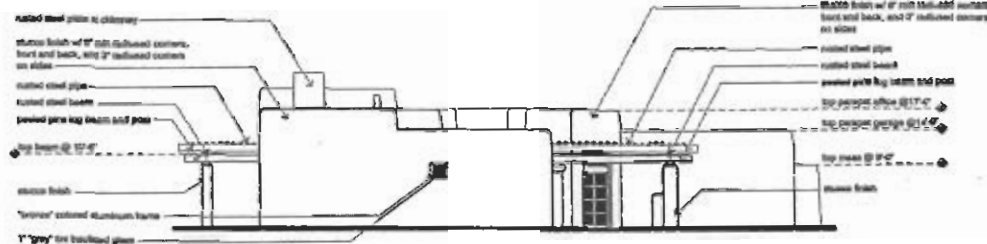
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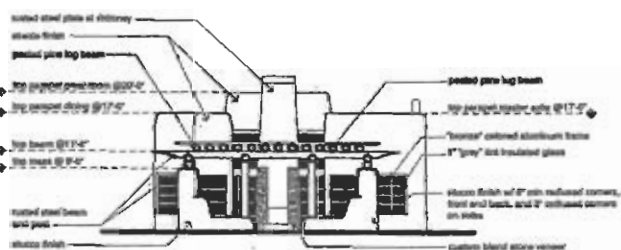
WATT / SOLUS , LLC



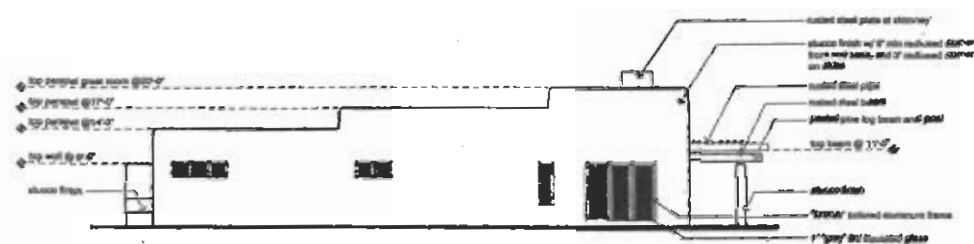
Unit A Front Elevation



Unit A Side Elevation



Unit A Rear Elevation



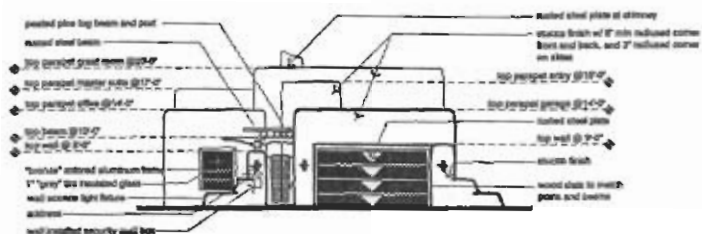
Unit A Side Elevation



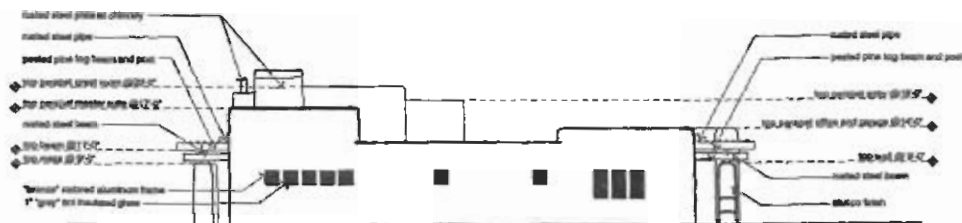
PREVIOUSLY APPROVED
ELEVATIONS

THE VILLAS AT THE BOULDERS

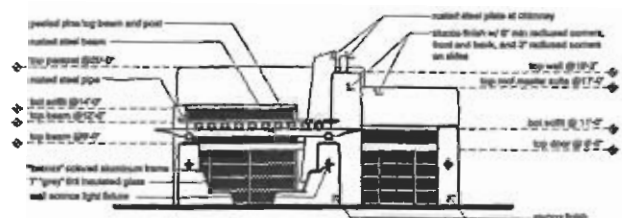
WATT / SOLUS, LLC



Unit B Front Elevation



Unit B Side Elevation



Unit B Rear Elevation



Unit B Side Elevation

Case # 257-PA-02 #2



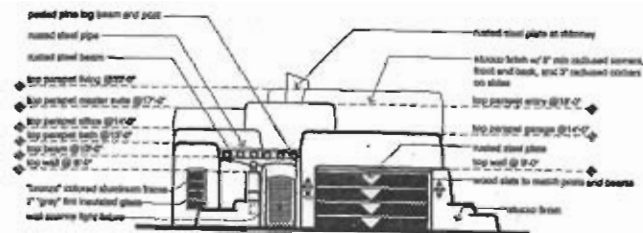
12-PA-2004

PREVIOUSLY APPROVED
ELEVATIONS

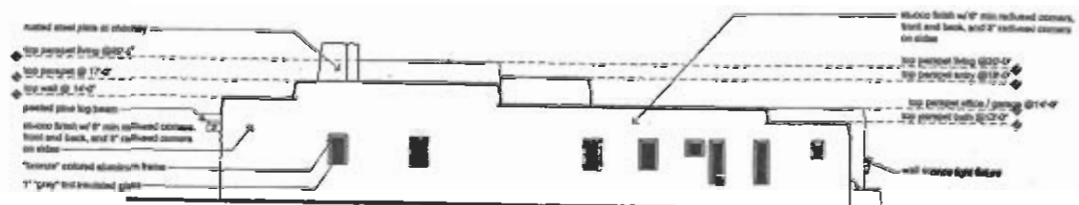
THE VILLAS AT THE BOULDERS

WATT / SOLUS, LLC

2-13-04



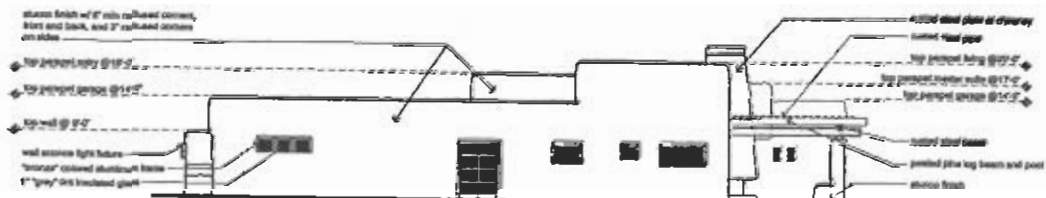
Unit C Front Elevation



Unit C Side Elevation



Unit C Rear Elevation



Unit C Side Elevation

Case # 357-PA-02 #2

9-18-04

THE VILLAS AT THE BOULDERS

WATT / SOLUS, LLC



12-DR-2004

PREVIOUSLY APPROVED
ELEVATIONS

The Villas at the Bo
Scottsdale & Westfan
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- _____

- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, 5. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1200 AT 500 GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. Loop water main system

ATTACHMENT A

Stipulations for Case: 6-PP-2004#2

Case Name: The Villas @ The Boulders

Unless otherwise stated, the developer agrees to complete all requirements before final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Preliminary Plat submitted by Kimley-Horn and Associates, Inc., dated May 26, 2006 by City staff.
- b. The Master Environmental Design Concept Plan (MEDCP) for the Boulders Master Planned Community, Case 5-ZN-1992, 5-ZN-1992#2 and 5-ZN-1992#3 as stipulated for this site.
- c. The Design Standards and Policies Manual (DS&PM).

Engineering Documents

- d. Preliminary Drainage Report for Villas at the Boulders; prepared by Kimley Horne, dated May 26, 2006.

Relevant Cases

- e. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: Case No. 112-Z-1986, 47-UP-1986, 53-ZN-1986, 42-ZN-1988, 42-ZN-1989, 38-UP-1989, 5-ZN-1992, 5-ZN-1992#2, 5-ZN-1992#3, 12-DR-2004, 6-PP-2004 and related Boulders cases.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for individual lots or building lots.
3. The property owners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Lots 1 and 2 and 37 and 38 are approved as flag lot and shall maintain minimum 20-foot wide access way to street frontages.
5. Where shared driveways are incorporated, provide minimum 20-foot wide neck widths, and reciprocal cross access easements on the shared driveway access for the flag shaped lots. This shall be a platted easement shown on the final plat.
6. The landscape plan for any model building(s) shall be submitted for final plans review and approval.

Ordinance

- A. Provide documentation to the satisfaction of Final Plans staff that notice of the helipad will be given per the stipulation in Case 5-ZN-1992#3.

B. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

E. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

F. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Final Improvement Plan Requirements

PLANNING

Walls And Fence

DRB Stipulations

7. The property owners' association shall be responsible for the maintenance of all exterior walls. Note this requirement on the final plat.

Natural Area Open Space (NAOS)

DRB Stipulations

8. The site design shall provide a scenic corridor easement adjacent to the Scottsdale Road right-of-way at Westland Road with an average width of 75 feet and a minimum width of 50 feet, and maintain a minimum 50-foot wide, open space buffer along the Westland Road frontage west of the site's access road and 40 feet east of the access road. No portion of the lots or any site walls or structures shall be placed within these areas. The scenic corridor width may overlap the old Scottsdale Rd. right-of-way, where acceptable to City staff.
9. The site shall provide a minimum 30-foot wide buffer along the east side of the property, adjacent to Boulders Parkway and the Greythorn residential development.
10. This development shall provide a minimum 15-foot wide golf course easement for live/work buildings adjacent to the 8th Fairway and green, except Lot 36 shall be allowed a 10-foot minimum width golf course easement. Buildings, other than covered or uncovered patios, shall not be permitted to locate within these easement areas.

Landscape Design

DRB Stipulations

11. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
12. All roadway tracts shall be landscaped and maintained by the developer and/or property owner's association.

Additional Planning Items

DRB Stipulations

13. As part of the sales of any lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING**DRAINAGE AND FLOOD CONTROL:**

DRB Stipulations

14. The final drainage report shall be prepared in general conformance to the conceptual drainage report prepared by Kimley Horne and Associates, Villas at the Boulders, with a staff receipt date of May 26, 2006.
15. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
16. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
17. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
18. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
19. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted before approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
20. All onsite erosion protection and floodwalls necessary to protect structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, before the issuance of building permits in that parcel.
21. Provide positive drainage away from walks and curbs along all streets.
22. Riprap shall be indigenous stone.

Ordinance

- G. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping

improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

H. Other Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not allowed.

I. Street Crossings:

Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Arterial	75 feet half street (Existing varies from 65 ft to 55 ft)	Existing	Existing	Existing
Westland Road	Minor Arterial	55 feet half street (55 feet existing)	Construct a westbound right turn lane onto the site driveway and a left turn lane on Westland. See Median Reconstruction note below.	Vertical curb and gutter	8-foot sidewalk separated from back of curb by minimum 5 foot distance
Internal Street	Local residential	40 foot Private Tract and Note A.	Fig 700-5 ESL design std for local residential, use 12 foot lane width	2 ft roll curb	5-foot wide sidewalk on one side of the street.

Note A: The tract width may be reduced to 39-feet for only that portion of the internal street between the north side of Tract D and the south side of Tract F as shown on the.

DRB Stipulations

23. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.

24. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
25. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road - There shall be no direct vehicular access to Scottsdale Road from this site; access shall remain via cross access easements to existing driveways. The developer shall dedicate a one-foot wide vehicular non-access easement on this street along the frontage of the property.
 - b. Westland Road - There shall be a maximum of one site driveway located approximately 545 feet east of Scottsdale Road. This driveway shall align with the approved driveway location for the property to the south. Full access to Westland Road shall be provided at this location. The developer shall remove the existing driveway and replace it with landscaping, curb and gutter to match the adjacent improvements as shown on the preliminary grading and drainage plan contained in the Drainage Report by Kimley-Horn and Associates, Inc with a staff receipt date of May 26, 2006.
26. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Westland Road, to provide left-turn access into and out of the site, to the satisfaction of city plan review and transportation, and shall relocate any existing landscaping that will be displaced, as determined by city staff. The median opening location and construction shall be coordinated and aligned with the approved development on the south side of Westland Road. Show the location of the proposed driveway on the southside of Westland on the improvement plans.
27. AUXILIARY LANES. Before issuance of any certificate of occupancy for the site, the developer shall construct a westbound deceleration lane at the site driveway on Westland Road.
28. The site driveway on Westland Road shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

29. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
30. Proposed turn around for the north gate area shall provide a 25-foot radius and provide a separate pedestrian gate around vehicular gate.
31. Construct a 5-foot wide sidewalk connection from north cul-de-sac to commercial center, adjacent to and at the west side of Lot 38.
32. Provide ungated separate access to exception parcel at south end of site.
33. Provide a 5-foot wide pedestrian connection from west side of site to adjacent sidewalk along Scottsdale Road.
34. Construct directional ramps at entrance on Westland.
35. Provide bike parking at clubhouse.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

Trail Easement:

DRB Stipulations

36. Westland Road. Before final plan approval, the developer shall construct a minimum 4-foot wide non-paved trail along the entire frontage of Westland Road within the existing 16-foot wide equestrian trail easement. On the east side of the new site driveway, this path may need to be relocated a few feet to the north due to the future deceleration lane for this driveway and that the bull-nose median be relocated or flush built where the equestrian path crosses the access drive along Westland Road. The non-paved trail shall match the trails built by the Boulders to the east, in terms of colors, materials and signage. The alignment and location of the non-paved trail shall be subject to approval of the Trails Coordinator. Also, the developer shall change the existing 16-foot equestrian trail to a 15-foot wide public access easement.
37. Scottsdale Road. Prior to final plan approval for the site, the developer shall construct an 4 foot wide non-paved trail adjacent to the existing paved path and within a 25 wide public access easement, located within the boundaries of the 75 foot Scottsdale Road Scenic Corridor Easement.
38. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:

EASEMENTS:

DRB Stipulations

39. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
40. Vehicular Non-Access Easement:
- a. Before final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale and Westland Roads, except at the approved driveway location.
41. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

H. Drainage Easement:

- a. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

I. Waterline and Sanitary Sewer Easements:

- a. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

J. Vista Corridor Easements:

- a. All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

K. Public Utility Easement:

- a. An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

42. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
43. Water lines in Westland and Scottsdale Road are in different pressure zones. Test hydrants at all points of proposed connection(s) to the City's water system.
44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****45. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

46. This development is not in the City of Scottsdale's sanitary sewer service area. Do not connect site sewer to the City's line in Westland Drive. DO NOT SUBMIT A BASIS OF DESIGN REPORT (SANITARY SEWER).
47. On-site sanitary sewer shall be privately owned and maintained.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

48. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.

Construction Requirements

As-Builts

49. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
50. City staff may request the developer to submit as-built plans to the Inspection Services Division before acceptance of construction, or within one year from the date of acceptance.
51. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
52. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Stipulations for Case:
The Villas @ The Boulders
Case 12-DR-2004#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Bloodgood Sharp Buster Architects and Planners, Inc. with a staff receipt date of 5/12/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Kimley-Horn and Associates with a staff receipt date of 5/26/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LVA Urban Design Studio L.L.C. with a staff receipt date of 5/26/2006.
 - d. Site gates, view walls, screen walls and monuments, including size, and materials shall be installed to be consistent with the conceptual wall plans submitted by LVA Urban Design Studio L.L.C. with a staff receipt date of 10/10/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. If individual refuse containers are not used then wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) and site walls on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. Wrought Iron fencing shall be black or otherwise match the colors of site walls approved for the project.
9. Perimeter walls shall be completely constructed before issuance of permits for any individual building.
10. Walls within a sight visibility triangle shall not exceed 2'-0" in height measured from nearest street line as described in the DS&PM.

ATTACHMENT C

11. Details and locations of sight walls proposed on top of retaining walls shall be submitted for staff review and approval at the time of final improvement plan submittal.

Ordinance

- A. *The colors of paint shall not exceed a light reflective value of 35.*
- B. *Individual building garages shall be designed for accessible van access.*
- C. *Building heights for live/work units shall not exceed 22 feet above finished floor and 30-feet above the existing natural grade per 5-ZN-1992#3.*

SITE DESIGN:

DRB Stipulations

12. All pedestrian connections shall be provided as shown on the Circulation Plan submitted by LVA Urban Design Studio with a staff receipt date of 4/28/2006 and conform to the Engineering stipulations of this case. The provided pedestrian connections shall also include a sidewalk along the east side of the northern most cul-de-sac adjacent to lots 31 through 38.
13. Garage doors shall be set back a minimum of 18 feet from the back of street improvements, for the required front parking spaces.
14. With the final plans submittal show on the site plan, landscape plan and engineering plans locations of all proposed transformers and associated screening walls. All transformers shall be screened to a height of one-foot taller than the screened unit by walls that match the texture, color, and material of the main building. Coordinate with the utility company regarding clearance requirements and required location characteristics. The principle side of utility company access shall be screened with a decorative gate that allows required clearance when opened. Locations shall be chosen to minimize visibility from public vantage points, and shall not be within required landscape planters.

OPEN SPACE:

DRB Stipulations

15. This development shall maintain a scenic corridor easement adjacent to the Scottsdale Road right-of-way with an average width of 75 feet and a minimum width of 50 feet, and maintain a minimum 50-foot wide-open space buffer along the Westland Road frontage west of the site's access road and 40 feet east of the access road. The Scottsdale Road scenic corridor easement may overlap the old Scottsdale Road right-of-way, to the satisfaction of City staff.
16. This development shall maintain a minimum 30-foot wide buffer along the east side of the property, adjacent to Boulders Parkway and the Greythorn residential development.
17. This development shall provide a minimum 15-foot wide golf course easement for live/work buildings adjacent to the 8th Fairway and green, except Lot 36 shall be allowed a 10-foot minimum width golf course easement. Buildings, other than covered or uncovered patios, shall not be permitted to locate within these easement areas.

N.A.O.S.:

DRB Stipulations

18. Natural Area Open Space (NAOS) shall be provided as shown on the NAOS Exhibit submitted by Kimley-Horn and Associates, Inc. with a staff receipt date of 3/15/2006.

Ordinance

- D. *The amount of NAOS provided shall conform to the requirements of zoning case 5-ZN-1992#3.*
- E. *NAOS shall not be located on individual lots or within dedicated right-of-way.*
- F. *With final plans submittal the applicant shall provide an updated NAOS tabulation for the Boulders Master Planned Development per zoning case 5-ZN-1992#3.*

LANDSCAPE DESIGN:

DRB Stipulations

19. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
20. All species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List. All plant material shall be from the ESLO Indigenous Plant List unless enclosed behind walls (areas within the community office support facility behind walls and on rear yards of individual lots) and shall not exceed 20-feet in height.
21. The proposed granite boulders, if imported to the site, shall have a consistent color and form as the native boulders found within the Boulders Master Planned Community.
22. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
23. No turf shall be permitted except at the office support concierge area. The total amount of allowable turf area shall be subject to approval by the Water Resources Department staff before final plans submittal.
24. All water features require approval by the Water Resources Department staff before final plans submittal.
25. Individual lot landscape plans shall be submitted for Current Planning Staff Approval with final plans submittal for individual lot construction.
26. All landscape plants and materials for the individual lots shall be plants selected from the plant palette shown on the landscape plan submitted by LVA Urban Design Studio L.L.C. with a staff receipt date of 5/26/2006
27. Indicate all sight visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual Section 3.1, Figures 13 and 14. No shrub or ground cover in these triangles shall have a maximum growth habit over two-feet in height.

Ordinance

- G. *Parking areas located on-lot and on-tract shall provide landscaping areas at a rate of 15% of the parking areas.*
- H. *Planters shall be a minimum 7-feet wide and 120 square feet in area.*
- I. *Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.*
- J. *Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance).*
- K. *No trees shall be in public utility easements. Nor shall they be within seven feet of a water line or sewer line. A minimum of ten feet of separation is also required from future transformer location. Show, label, and dimension all existing and proposed easements.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

28. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
29. The individual luminaire lamp shall not exceed 250 watts
30. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
31. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized), shall be a flat black or dark bronze.

32. No lighting shall be permitted in dedicated Natural Area Open Space easements, Scenic Corridor easements, and Vista Corridor easements.
33. All lighting shall be consistent with the approved Master Environmental Design Concept Plan.
34. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

35. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

36. No exterior vending or display shall be allowed.
37. Flagpoles, if provided, shall be one piece, conical, and tapered.
38. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
39. The floor plans submitted by Bloodgood Sharp Buster Architects and Planners, Inc. with a staff receipt date of 4/28/2006, showing Plan Type 2 and 3 are not approved with the optional office and these options shall be deleted for final plans submittal.
40. Before final plans submittal the applicant shall submit a Phasing Plan for Current Planning Staff Approval.

RELEVANT CASES:

Ordinance

- L. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: case Lot area/width/or depth shall comply with district standards or amended district standards of case No. 112-Z-1986, 47-UP-1986, 53-ZN-1986, 42-ZN-1988, 42-ZN-1989, 38-UP-1989, 5-ZN-1992, 5-ZN-1992#2, 5-ZN-1992#3, 12-DR-2004, 6-PP-2004 and related Boulders cases.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

41. The final drainage report shall be prepared in general conformance to the conceptual drainage report prepared by Kimley Horne and Associates, Villas at the Boulders, with a staff receipt date of May 26, 2006.
42. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
43. Basin Configuration:
 - a. Provide cross sections of all retaining walls being provided for the detention basins.
 - b. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - (1) Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - (2) Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- M. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - a. Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - b. Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - c. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - d. Off-site runoff must enter and exit the site as it did historically.
 - e. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- N. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- O. Underground Stormwater Storage:
 - f. Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - g. Drywells are not permitted.

P. Street Crossings:

- h. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Arterial	75 feet half street (Existing varies from 65 ft to 55 ft)	Existing	Existing	Existing
Westland Road	Minor Arterial	55 feet half street (55 feet existing)	Construct a westbound right turn lane onto the site driveway and a left turn lane on Westland. See Median Reconstruction note below.	Vertical curb and gutter	8-foot sidewalk separated from back of curb by minimum 5-foot distance
Internal Street	Local residential	40-foot Private Tract and Note A.	Fig 700-5 ESL design std for local residential, use 12 foot lane width	2 ft roll curb	5-foot wide sidewalk on one side of the street.

Note A: The tract width may be reduced to 39-feet for only that portion of the internal street between the north side of Tract D and the south side of Tract F as shown on the.

DRB Stipulations

44. The developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
45. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
46. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road - There shall be no direct vehicular access to Scottsdale Road from this site; access shall remain via cross access easements to existing driveways. The developer shall dedicate a one-foot wide vehicular non-access easement on this street along the frontage of the property.
 - b. Westland Road - There shall be a maximum of one site driveway located approximately 545 feet east of Scottsdale Road. This driveway shall align with the approved driveway location for the property to the south. Full access to Westland Road shall be provided at this location. The developer shall remove the existing driveway and replace it with landscaping, curb and gutter to match the adjacent improvements as shown on the preliminary grading and drainage plan contained in the Drainage Report by Kimley-Horn and Associates, Inc with a staff receipt date of May 26, 2006.
47. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Westland Road, to provide left-turn access into and out of the site, to the satisfaction of city plan review and transportation, and shall relocate any existing landscaping that will be displaced, as determined by city staff. The median opening location and

construction shall be coordinated and aligned with the approved development on the south side of Westland Road. Show the location of the proposed driveway on the southside of Westland on the improvement plans.

48. AUXILIARY LANES. Before issuance of any certificate of occupancy for the site, the developer shall construct a westbound deceleration lane at the site driveway on Westland Road.
49. The site driveway on Westland Road shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

50. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
51. Proposed turn around for the north gate area shall provide a 25-foot radius and provide a separate pedestrian gate around vehicular gate.
52. Construct a 5-foot wide sidewalk connection from north cul-de-sac to commercial center, adjacent to and at the west side of Lot 38.
53. Provide ungated separate access to exception parcel at south end of site.
54. Provide a 5-foot wide pedestrian connection from west side of site to adjacent sidewalk along Scottsdale Road.
55. Construct directional ramps at entrance on Westland.
56. Provide bike parking at the office support concierge facility.

Ordinance

- A. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAIL EASEMENT:

DRB Stipulations

57. Westland Road. Before final plan approval, the developer shall construct a minimum 4-foot wide non-paved trail along the entire frontage of Westland Road within the existing 16-foot wide equestrian trail easement. On the east side of the new site driveway, this path may need to be relocated a few feet to the north due to the future deceleration lane for this driveway. The existing bull-nose median shall be relocated or flush built where the equestrian path crosses the access drive along Westland Road. The non-paved trail shall match the trails built by the Boulders to the east, in terms of colors, materials and signage. The alignment and location of the non-paved trail shall be subject to approval of the Trails Coordinator. Also, the developer shall change the existing 16-foot equestrian trail to a 15-foot wide public access easement.
58. Scottsdale Road. Prior to final plan approval for the site, the developer shall construct an 4 foot wide non-paved trail adjacent to the existing paved path and within a 25 wide public access easement, located within the boundaries of the Scottsdale Road Scenic Corridor Easement.

59. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of the City Trails Coordinator.

EASEMENTS:

DRB Stipulations

60. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
61. Vehicular Non-Access Easement:
- a. Before final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale and Westland Roads, except at the approved driveway location.
62. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

B. Drainage Easement:

Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

D. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

E. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

63. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- F. Underground vault-type containers are not allowed.
- G. Refuse collection methods, i.e., site plan circulation shall be approved at final plan review.

STREET LIGHTS

Ordinance

- Q. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 64. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 65. Water lines in Westland and Scottsdale Road are in different pressure zones. Test hydrants at all points of proposed connection(s) to the City's water system.
- 66. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

- 67. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- H. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 68. This development is not in the City of Scottsdale's sanitary sewer service area. Do not connect site sewer to the City's line in Westland Drive. DO NOT SUBMIT A BASIS OF DESIGN REPORT (SANITARY SEWER).

69. On-site sanitary sewer shall be privately owned and maintained.

BRIDGES:

DRB Stipulations

70. Bridges:

- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
- b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

71. As-Built Plans. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- I. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]